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COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **PJ-0**

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

MARTIN LUTHER KING, JR. MEDICAL CENTER INPATIENT TOWER PROJECT STATUS REPORT

Following is an update on the construction of the Martin Luther King, Jr. Medical Center Inpatient Tower project for the week ending September 8, 2013.

Current Status

The project remains on schedule to achieve substantial completion by October 31, 2013. The critical path for completion continues to be on the Inpatient Tower, specifically the basement and 1st and 2nd Floors. The most critical sequence includes finishing construction to a point that fire and life safety systems, heating, ventilation, and air conditioning can be tested and commissioned. The testing of the fire alarm system throughout the Inpatient Tower by the Office of Statewide Health Planning and Development's inspector is now scheduled to begin on September 24, 2013, rather than September 17, 2013. Construction activities continue to progress through the building from the top working down. The sequence of completing finish work, testing of systems, and punch list corrections is underway across the various floors. Testing and commissioning Central Plant elements, which support the Inpatient Tower, are also underway.

Critical Path Activities – September 9 – 21, 2013

- Central Plant 2 – Proceed with work completion items.
- Central Plant 4 – Resolve timing issue found during automatic transfer switch testing.
- Inpatient Tower Basement – Continue installation of radiology equipment. Complete ceiling repairs and obtain overhead approvals to install ceiling tiles. Begin air balancing.

- Inpatient Tower Level 1 – Complete ceiling repairs and obtain overhead approvals from the Inspector of Record to install ceiling tiles. Start installation of metal panel ceiling at emergency department waiting area. Complete drywall and begin installation of terrazzo flooring at security vestibule.
- Inpatient Tower Level 2 – Install surgical booms in operating rooms. Complete acoustical ceiling in central sterile. Complete ceiling repairs and obtain overhead approvals to install ceiling tiles in remaining areas. Conduct test and air balance of entire floor.
- Inpatient Tower Level 3 – Complete installation of bench seating at waiting room. Continue punch list process.
- Inpatient Tower Level 4 – Start installation of bench seating at waiting room. Continue punch list process.
- Inpatient Tower Level 5 – Continue punch list process.
- Inpatient Tower – Continue testing of the fire alarm system with the Inspector of Record.
- Ancillary Building – Continue wood ceiling installation at cafeteria dining area.

Significant Progress – August 26 – September 8, 2013

- Central Plant 2 – Continued functional testing of the boilers.
- Central Plant 4 – Conducted testing of automatic transfer switches. An issue was identified with the time required to complete switchover. This is a critical item to be resolved by Hensel Phelps Construction Co.
- Inpatient Tower Basement – Continued installation of fire alarm devices. Fluoroscopy imaging equipment delivered and started installation.
- Inpatient Tower Level 1 – Continued installation of fire alarm devices. Installation of casework in progress. Storefront system at the security vestibule being assembled. Ceiling tiles were placed in the north intensive care unit.
- Inpatient Tower Level 2 – Ceiling closure inspections were conducted. Anchorage and utilities connections for central sterile equipment completed. Operating room lights were installed and surgical booms delivered for installation. Started test and air balance.
- Inpatient Tower Level 3 – Punch list work continued.
- Inpatient Tower Level 4 – Overhead approvals obtained from the Inspector of Record and acoustical ceiling tiles installed at core and corridor areas. Test and air balance conducted. Punch list work commenced.
- Inpatient Tower Level 5 – Ceiling repairs were made, overhead approvals obtained by the Inspector of Record, and acoustical ceiling tiles installed. Test and air balance conducted.

- Inpatient Tower – Fire alarm testing with the Inspector of Record was conducted on Floors 3 through 5 and the roof.
- Inpatient Tower Levels 3 through 5 – Nurse call pretesting commenced.
- Ancillary Building – Main fire alarm graphics annunciator panel installed. Completed installation of terrazzo flooring. Started installation of kitchen equipment.

Staffing

The contractor is continuing to maintain a significant number of construction workers in the field (see below). Despite this, additional overtime work may be required to close in ceilings and complete fire alarms. Public Works is closely monitoring this.

Mon. 8/26/13	Tues. 8/27/13	Wed. 8/28/13	Thurs. 8/29/13	Fri. 8/30/13	Sat. 8/31/13	Sun. 09/01/13
326 (61 overtime)	317 (20 overtime)	308 (56 overtime)	328 (47 overtime)	305 (0 overtime)	40 (overtime)	0
Mon. 9/2/13	Tues. 9/3/13	Wed. 9/4/13	Thurs. 9/5/13	Fri. 9/6/13	Sat. 9/7/13	Sun. 9/8/13
Holiday	302 (20 overtime)	277 (18 overtime)	316 (41 overtime)	316 (15 overtime)	104 (overtime)	28 (overtime)

Other Activities

- Fire alarm testing on all floors of the Inpatient Tower by the Office of Statewide Health Planning and Development's inspector has been rescheduled to begin on September 24, 2013, in lieu of September 17, 2013, due to delays in completing the installation.

Civic Art

- The artist designed courtyard adjacent to the Inpatient Tower will begin installation on September 27, 2013. Hensel Phelps has completed rough-in installation and begun placement of the concrete pathways in advance of the artist's work. Due to a delay in fabrication, the delivery of the sculpture for the entry drop-off circle has been rescheduled for November rather than in late October. A more detailed update on Civic Art projects is available from the Arts Commission.

Critical Events

- August 29, 2013 – Public Works held a coordination meeting with MLK-LA regarding the transition planning for building turnover and occupancy. Weekly meetings will be held beginning on September 12, 2013.
- September 9, 2013 – Public Works' executive oversight meeting with Hensel Phelps was held to coordinate project progress and ensure timely resolution of remaining change order issues.

We will continue to provide you with regular updates on the progress of construction. If you have any questions, please contact me or your staff may contact Jacob Williams at (626) 458-4014.

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cc: Arts Commission (Erin Harkey)
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